

A photograph of a village street. On the left, there are brick buildings with tiled roofs and chimneys. In the center, a stone church tower with two spires is visible through the trees. The street is paved and leads towards the church. The sky is blue with some clouds.

**Applying the Spatial Strategy to the  
Southern Wiltshire Community Area**





## 9. Applying the Spatial Strategy to the Southern Wiltshire Community Area

### 9.1 Portrait

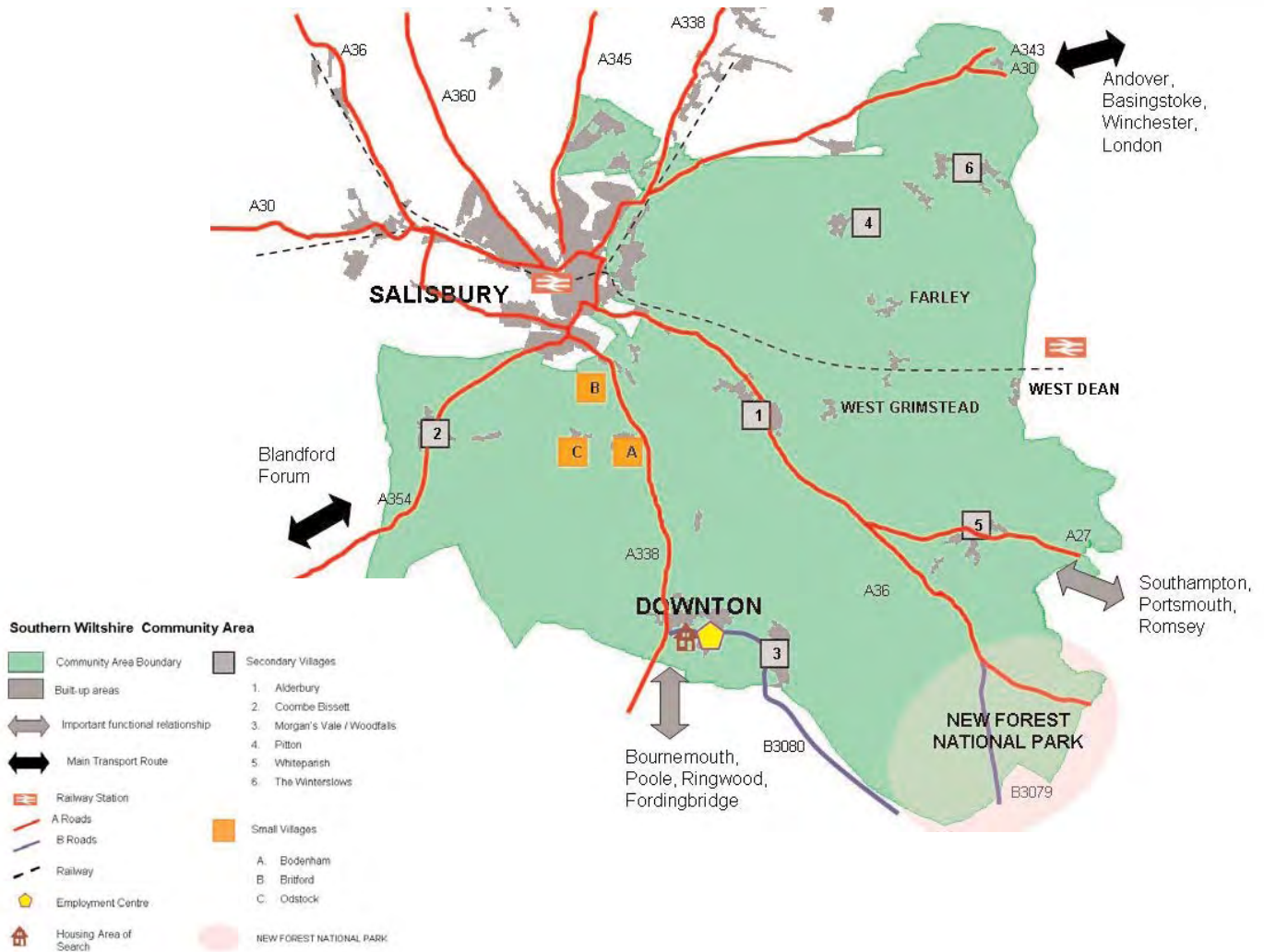
The Southern Wiltshire Community Area sits in the southeast corner of Wiltshire, where the chalk of Salisbury Plain falls towards the Hampshire Basin and the sands and gravels of the New Forest. The south-eastern extremes of the Area fall within the jurisdiction of the New Forest National Park Authority for planning purposes.

9.2 Downton is the Local Service Centre for the Area, but the adjacent city of Salisbury exerts a strong functional influence, especially over the more northern settlements such as Alderbury, Britford, Odstock and Bodenham, and provides significant employment, retail, leisure and cultural opportunities. Therefore although Downton is defined as a Local Service Centre, it is not the case that it performs such a role for all of the settlements in this area. The Area is more populated than the rural Community Areas to the west of Salisbury and has a number of Secondary Villages in relatively close proximity to each other and to the city. With good A-road connectivity to the south coast, the influence of larger centres including Bournemouth and Southampton are also strong in the Area, especially with regard to job markets and shopping<sup>110</sup>, and the railway line from Salisbury to Southampton runs through the Area, with a stop at West Dean. Concerns regarding the congestion issues on the A36 at the Alderbury bypass raised by the Highways Agency have been a significant influence on the decision not to allocate significant growth sites in Alderbury or the neighbouring settlements.

9.3 The Southern Wiltshire Community Area has four secondary schools, one in Downton and three in Laverstock, which include children from the Salisbury city catchment area and beyond. Statistically, the area is relatively affluent, but pockets of deprivation do exist, with 500 children living in income-deprived families.

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<sup>110</sup>Retail and Leisure Needs Study (2006, GVA Grimley) (paragraph 13)



**Map 8: Spatial Strategy for the Southern Wiltshire Community Area**

- 9.4 The Community Area is short of affordable housing<sup>111</sup>. Although there is good employment in Downton, there is a need to build on this success and support its managed growth to ensure existing business can meet their future aspirations and new employers can be attracted. Access to services is good in the area, compared to the more remote rural areas in the west of south Wiltshire. However, there is an issue with regard to access to healthcare. Those without access to a private motor vehicle find it difficult to reach doctors, dentists and the hospital. There is a shortage of long-term beds in care homes<sup>112</sup>.
- 9.5 The protection of the natural environment is a priority, especially given the proximity of the Area to the New Forest National Park. The preservation and enhancement of local heritage is also an important issue, with a need to ensure that new buildings or alterations to buildings are of a high quality.

<sup>111</sup>Local Housing Needs and Market Survey (2006, DCA) (appendix 1)

<sup>112</sup>Topic Paper 4: Supporting Communities (page 12, Fig 2, 'Age Structure')



## 9.6 A Vision for the Southern Wiltshire Community Area

By 2026 the Southern Wiltshire Community Area will comprise thriving communities reflecting the aspirations of its residents. The area will be comfortable with its relationship with Salisbury and will have benefited from the opportunities that growth has attracted to provide new homes and jobs, in a managed way that delivers improved services and choice.

9.7 In response to this challenge, Downton will continue to be the focus of appropriate levels of managed growth. It will have a choice of transport and provide a good range of services, and good levels of employment. Growth in Salisbury will not have been seen as a threat, but will have benefited the Community Area by providing a range of high quality shops, services and facilities on its doorstep. The Area will further benefit from the delivery of improved community facilities and better connectivity through improved footpaths, cycle ways and public transport choices.

## 9.8 Providing a decent affordable home and employment opportunities in the Southern Wiltshire Community Area

### 9.9 *The scale and distribution of growth*

740 new homes will be provided to meet the needs of Southern Wiltshire Community Area over the lifetime of this Strategy. These will be in addition to the two major growth sites for Salisbury in the parish of Laverstock identified in Chapters 6 and 7.

9.10 Due to the highly constrained nature of Salisbury, it is inevitable that a significant proportion of the growth required to meet its long term needs will be located on greenfield sites on the edge of the city. Because of how the administrative boundaries are drawn tightly around the city, this will result in significant growth in several neighbouring parishes. It is important to emphasise that the site selection process included a rigorous appraisal of the constraints and opportunities of the hinterland of Salisbury. Many options for growth were considered and discounted due to many issues ranging from wildlife impacts in the Winterslow area to congestion on the A36 at Alderbury.

9.11 Although the Wick Lane site will deliver a small number of dwellings, within the context of meeting needs in the Community Area and frontloading of this Plan, it will make a strategic contribution. It is a saved site from the Local Plan where there are good prospects of delivery.

Saved local plan allocation	No. of Dwellings	Employment (ha)
Wick Lane, Downton (H11A)	50	0

### 9.12 *The type of houses that are needed*<sup>113</sup>

The types of houses needed in the Southern Wiltshire Community Area are:

<sup>113</sup>Local Housing and Market Survey (2006, DCA) (appendix 1); Topic Paper 2: Housing and First and Second Addenda



## Core Policy 14 - Meeting Housing Needs In The Southern Wiltshire Community Area

The size and type of housing in developments should reflect the needs within the Southern Wiltshire Community area. The size and tenure will be negotiated on a site by site basis with the starting point being the evidence provided in the current Strategic Housing Market Assessment for the Salisbury area as set out below. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source.

<i>Property Size</i>	<i>Total affordable housing needed</i>	<i>Type of affordable housing needed</i>	
1 bed	58%	Affordable rent	39%
		Shared Ownership	19%
2 bed	25%	Affordable rent	14%
		Shared ownership	11%
3+ bed	17%	Affordable rent	17%
		Shared ownership	0%

### Private Sector Housing Requirements

	1 bed	2 bed	3 bed	4+bed
	14%	29%	20%	37%

**Target:** As set out above in Policy

**Monitoring and Review:** Annual monitoring report, future Strategic Housing Market Assessments

**Delivery Responsibility:** Wiltshire Council, Development Industry, RSL's

**Policies replaced:** None

### 9.13 Delivering a thriving economy

9.14 Although new employment opportunities will arise in Salisbury, the growth in housing in the Southern Wiltshire Community Area will need to be balanced with new job growth locally to provide for sustainable growth. Appropriate sites will be identified in a subsequent Site Specific Allocations DPD and, in accordance with the Sustainable Settlement Strategy, are likely to be focused on Downton.

### 9.15 Protecting and enhancing high quality environments

The south-eastern boundary of the area covered by this Strategy abuts the New Forest National Park. Parts of the parishes of Redlynch, Landford and Whiteparish lie within the National Park and, although they are located in Wiltshire, these areas are under the New Forest National Park Authority ("NPA") for all planning purposes. The policies contained in this Strategy do not therefore apply to development



within these areas.

- 9.16 The NPA has recently issued a Consultation Draft Management Plan and a draft Recreational Management Strategy for the National Park, but until such time as these New Forest Strategies are adopted, the Salisbury District Local Plan 2003 will remain in force in those areas of Wiltshire that lie within the National Park. This includes all those policies otherwise stated as being replaced by policies contained within this Strategy.
- 9.17 Some development in the remainder of south Wiltshire might impact on the National Park, and the NPA will continue to be consulted on proposals that are considered to potentially impact on their aims. It is also necessary for this Strategy to impose a policy to control the impact of development outside of the National Park.

#### **Core Policy 15 - New Forest National Park**

Development will only be permitted where it does not have a negative impact on the:

- Conservation and enhancement of the unique character and environment of the New Forest National Park, and in particular the special qualities of its landscape, wildlife and cultural heritage;
- Encouragement of understanding and enjoyment of the New Forest National Park's special qualities;
- Social and economic well being of local communities in ways that sustain the National Park's special character.

**Targets:** No approvals as exception to policy

**Monitoring and Review:** Annual Monitoring Report; Liaison with National Park Authority

**Delivery Responsibility:** Wiltshire Council, New Forest National Park Authority

**Policies replaced:** None

